

HINCHINBROOKE Road N, Verona, Ontario K0H 1W0

Listing

Client Full
Active / Land

[0 HINCHINBROOKE Rd N Verona](#)

MLS®#: 40321662
Price: **\$438,000**



Frontenac/Frontenac/47 - Frontenac South Residential



Water Body:	Howes Lake	Trans Type:	Sale
Type of Water:	Lake	Acres Range:	10-24.99
Tax Amt/Yr:	\$839/2022	Frontage:	368.00
Zoning:	RU	Lot Dimensions:	368
Devel Chrg Pd:		Lot Irregularities:	
Official Plan:		Lot Shape:	Irregular
Site Plan Apprv:		Common Interest:	Freehold/None
		Tax Amt/Yr:	\$839/2022

Remarks/Directions

Public Rmks: **Waterfront property on Howes Lake with 368 ft of water frontage and just over 11 acres of land. This parcel of land has western exposure, is heavily treed and has easy access to the water. The location is ideal in a private and quiet bay and next to a large parcel of protected land (over 180 acres) owned by a Land Conservancy group. Great year round road access off Hinchinbrooke Road and less than 10 minutes from Verona for all amenities. Howes Lake is a spring fed lake that has a maximum depth of about 41 feet and is home to a variety of fish species such as walleye, bass and pike.**

Directions: **Hwy 38 north of Verona to Desert Lake Road, left on Hinchinbrooke Road North**

Waterfront

Features:	Waterfront-Deeded	Frontage:	368.00
Dock Type:	None	Exposure:	West
Shoreline:	Natural, Shallow, Weedy		
Shore Rd Allow:	None		
Island Y/N:	No		

Exterior

Property Access:	Municipal Road		
Area Influences:	Beach, Golf, Lake Access, Place of Worship, Schools, Shopping Nearby		
View:	Bay, Creek/Stream, Forest, Hills, Lake, Trees/Woods, Water	Fronting:	West
Topography:	Wooded/Treed		

Land Information

Utilities:		Sewer:	None
Water Source:	None	Water Treatment:	
Well Testing:		Location:	Rural
Services:	Electricity Available, Telephone Available		
Acres Clear:		Acres Waste:	
Lot Front (Ft):	368.00	Acres Workable:	
		Lot Depth (Ft):	
		Lot Size:	11.70 Acres

Property Information

Legal Desc:	PART LOTS 4 & 5 CONCESSION 14 PORTLAND PART 1 13R22033; EXCEPT FORFEITED MINING RIGHTS, IF ANY; TOWNSHIP OF SOUTH FRONTENAC	Survey:	Available/
Zoning:	RU	Hold Over Days:	
Assess Val/Year:	\$127,000/2016	Occupant Type:	
PIN:	361490727		
ROLL:	102908005024507		
Possession/Date:	Flexible/	Deposit:	10000

Brokerage Information

List Date: **09/12/2022**
List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)
Source Board: **Kingston and Area Real Estate Association**

Prepared By: Tammy Gurr, Broker

Date Prepared: 09/13/2022

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